

HOUSING CHOICES: SELF-GUIDED TOUR

Accessory Dwelling Unit (ADU)

An **accessory dwelling unit (ADU)** is a small living unit (also called granny flat, mother-in-law apartment) located on the same lot as a single-family house. ADUs can create attractive and affordable rental opportunities without changing the character or quality of life in existing single-family residential neighborhoods. It is often rented, and sometimes occupied by a family member.

An **attached ADU** is incorporated into the main residential structure. A **detached ADU** is physically separated from the main residential structure.

Accessory Dwelling Unit (ADU)



Date: not available

Designer: not available

Information: one unit behind existing single dwelling

Address: 5600 NE 31st Avenue, Portland, Oregon

Neighborhood: Concordia

Accessory Dwelling Unit (ADU)



Ruth's Cottages

Date: 2008

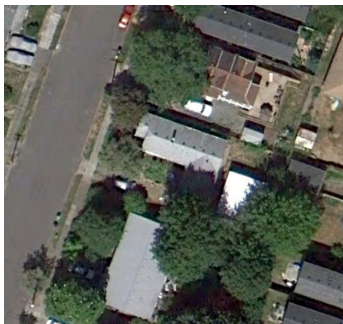
Designer: Communitecture

Information: Residence with two accessory units, 250 square feet each

Address: 4475 NE Albina Avenue, Portland, Oregon

Neighborhood: Mississippi

Accessory Dwelling Unit (ADU)



Date: 2009

Designer: boxbau

Information: one unit, 424 square feet

Address: 9318 N Buchanan Street, Portland, Oregon

Neighborhood: St. Johns

Accessory Dwelling Unit (ADU)



Foster Village / Doleman Strawbale House

Date: 2009

Designer: Communitecture

Information: one unit, 800 square feet

Address: 4709 SE 64th Avenue between SE Schiller and SE Foster, Portland, Oregon

Neighborhood: Mt. Scott/Arleta

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Accessory Dwelling Unit
(ADU)



Date: not available
 Designer: not available
 Information: one 640 square foot unit behind existing single dwelling; one garage is for ADU
 Address: 1516 SE Malden Street, Portland, Oregon
 Neighborhood: Sellwood-Moreland

Accessory Dwelling Unit
(ADU)



Date: not available
 Designer: not available
 Information: one 700 square foot unit behind existing single dwelling; one garage is for ADU
 Address: 2509 NE Clackamas Street, Portland, Oregon
 Neighborhood: Sullivan's Gulch

Accessory Dwelling Unit
(ADU)



Date: not available
 Designer: not available
 Information: one 400 square feet unit behind existing single dwelling
 Address: NE Davis Street at NE 60th Avenue, Portland, Oregon
 Neighborhood: North Tabor

Accessory Dwelling Unit
(ADU)



Date: not available
 Designer: not available
 Information: one unit, 500 square feet; one garage is for ADU
 Address: NE Glisan Street and NE 79th Avenue, Portland, Oregon
 Neighborhood: Montavilla

Accessory Dwelling Unit
(ADU)



Date: not available
 Designer: not available
 Information: one unit, 500 square feet; oversized garage for boat storage
 Address: 1436 SE Bidwell Street, Portland, Oregon
 Neighborhood: Sellwood-Moreland

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Accessory Dwelling Unit
(ADU)



Date: not available

Designer: not available

Information: one 700 square foot unit behind existing single dwelling

Address: 1433 SE Yukon Street, Portland, Oregon

Neighborhood: Sellwood-Moreland

Accessory Dwelling Unit
(ADU)



Date: not available

Designer: not available

Information: one level, one bedroom with loft ADU

Address: SE 45th and SE Woodstock, Portland, Oregon

Neighborhood: Woodstock

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Duplex

A **duplex** contains two units on a single lot. Duplexes can be arranged side-by-side, like townhouses, or stacked one on top of the other. They are often designed to look like single-family homes, and to blend in with surrounding traditional neighborhood, especially those on corner lots that are designed to with entrances on separate streets. Units may be rented or owned.

Stacked Duplex



Stacked duplex

Date: 2004

Owners: not available

Designer: not available

Information: two units, 750 square feet each

Address: 914 SE 33rd Avenue, Portland, Oregon

Neighborhood: Sunnyside

Stacked Duplex



Stacked duplex

Date: 2004

Owners: not available

Designer: M. Loosemore

Contractor: not available

Information: two units, 913 & 1,202 square feet

Address: 1428 SE 26th Avenue, Portland, Oregon

Neighborhood: Buckman

Side-by-Side Duplex



Side-by-side duplex / Tandem Duo

Date: 2010

Owner: not available

Designer: works partnership architecture

Information: two units, 1,150 square feet each

Address: 2732 SE Pine Street, Portland, Oregon

Neighborhood: Buckman

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Rowhouse

Rowhouses are attached units, usually 2-3 stories, each on a separate lot, and each with its own entrance from a public street or shared open space. Rowhouse lots are generally about 2,500 square feet.

Variations include:

- With detached garages at the back and alley access.
- With attached garages at the back and access from an alley or a shared auto court.
- With attached garages and access from the street.
- Rowhouses on top of a base (or “podium”) of commercial uses. The podium usually accommodates parking.

Rowhouse with Rear Garage



Rowhouse with rear garage / Center Commons

Date: 2001

Designer: OTAK

Information: 1,505 square feet each

Address: 5910-5954 NE Hoyt Street, Portland, Oregon

Neighborhood: Center

Rowhouse with Rear Garage



Rowhouse with rear garage and outdoor terraces on front and back / Johnson Street Townhouses

Date: 2000

Designer: Mithun

Information: 1,750-2,840 square feet each

Address: 1100 NW Johnson Street, Portland, Oregon

Neighborhood: Pearl District

Rowhouse with Rear Garage



Rowhouse with rear garage and backyard; office/retail space at street level / Fairview Village

Date: 2004

Designer: not available

Information: 1,750-2,840 square feet each

Address: 1480 NE Village Street, Fairview, Oregon

Rowhouse with Rear Garage



Rowhouse with rear garage; ground floor live-work space / Orenco Station

Date: 2004

Designer: not available

Information: 1,750-2,840 square feet each

Address: 1459 NE Orenco Station Parkway, Hillsboro, Oregon

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Rowhouse with Rear Parking



Rowhouse with surface parking at rear / New Columbia

Date: 2005

Designer: MWA

Information: 1,125-1,750 square feet each

Address: 9236 N Dwight Ave, Portland, Oregon

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Narrow Lot House

Narrow lot houses are similar to rowhouses because they occupy a separate, fee-simple lot, are usually 2-3 stories, and are similar in size and layout, yet are detached units, each with its own entrance from a public street or shared open space. Narrow Lot House lots are generally about 2,500 to 3,300 square feet.

Narrow Lot House with Front Garage



Narrow lot house with front garage
Date: 2006
Designer: Grant Garner
Information: 575-1,850 square feet each
Address: 4102-4110 NE 7th Avenue, Portland, Oregon
Neighborhood: King

Narrow Lot House with Street Parking



Narrow lot house with street parking; winner of the Portland Skinny Lots Competition
Date: 2003
Designer: Bryan Higgins
Contractor: not available
Information: 1,400 square feet, 25- x 50-foot lot
Address: SW Whitaker Street at SW First Avenue, Portland, Oregon
Neighborhood: Corbett-Terwilliger-Lair Hill

Narrow lot houses



Narrow lot house with front garage; units wrap corner / 8 x 17
Date: 2010
Designer: reWorks
Information: five units, 2,100 square feet each
Address: 1667 SE Lambert Street, Portland, Oregon
Neighborhood: Sellwood

Narrow lot houses



Narrow lot house with street parking; units wrap corner
Date: 2006
Designer: reWorks
Information: five units, 1,900 square feet each
Address: 4917 N Kerby Street, Portland, Oregon
Neighborhood: Boise

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Narrow lot houses



Type/ Title: Narrow house, street parking / The Harpoon House
Date: 2010
Designer: Matt Kirkpatrick
Information: 710 square feet
Address: SE 17th Avenue at SE Ash Street, Portland, Oregon
Neighborhood: Buckman

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Cottage Cluster

A **cottage cluster** is composed of small, detached units, typically less than 1,000 square feet, each on an individual fee-simple lot, grouped around a shared common open space. Cottage clusters often include a shared Commons Building, and parking is accommodated on a shared surface lot, located away from the homes. Cottages are often separated from one another by outdoor space offering a single-family-type scale and character. Cottage lots generally are 1,500 square feet or smaller. Cottage clusters are usually designed for homeownership, however, when lots don't meet local land use minimum lot size requirements, they are designed for condominium ownership.

Cottage Cluster,
Condominium



Cottage cluster with shared parking; condominium ownership / Hasting Green

Date: 2003

Designer: JDA Architects

Information: 1,135-1,250 square feet

Address: SE Clinton Street, between SE 70th and SE 71st, Portland, Oregon

Neighborhood: South Tabor

Cottage Cluster, Individual
Lots



Type/ Title: Cottage cluster with shared surface parking; fee-simple lots / Salish Pond Cottages

Date: 2001

Designer: Ross Chapin Architects

Information: Ten units, 900-1,300 square feet

Address: West Pond Drive at NE Glisan Street, Wood Village, Oregon

Historic Cottage Cluster



Historic cottage cluster with front garages / Bohnsen Cottages

Date: 1926

Designer: not available

Information: five units, 550 square feet each

Address: 1918-1926 SW Elm Street at SW Vista Avenue, Portland, Oregon

Neighborhood: Southwest Hills

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Garden Courtyard

A **garden courtyard** is composed of attached and/or detached units, and sometimes stacked units, arranged around a common courtyard. Where cottage clusters are tightly defined, often by a “cottage cluster” zoning ordinance limiting the size of units and lots, garden courtyard units can vary widely in size, height, and location on the site. The one characteristic they share is arrangement around shared open space (one or more), in the form of courtyards or common greens. Units are designed to be rented or owned.

Garden Courtyard



Garden courtyard with street parking / K4 Condos

Date: 2010

Designer: revent Architects

Information: 4 units, 1,035-1,415 square feet each

Address: NE 31st Avenue and NE Killingsworth Street, Portland, Oregon

Neighborhood: Concordia

Garden Courtyard



Garden courtyard with street parking / Sabin Green

Date: 2010

Designer: Communitecture

Information:

Address: NE 19 between Prescott and Going, Portland, Oregon

Neighborhood: Sabin

Garden Courtyard



Mixed housing types around a common courtyard / Pardee Commons

Date: 2010

Designer: Communitecture

Contractor: not available

Information: 10 units, three-bedroom detached homes with basements and two-bedroom townhomes with garages

Address: SE 122nd Avenue and Pardee Street, Portland, Oregon

Neighborhood: Powellhurst-Gilbert

Garden Courtyard



Senior housing arranged around a shared open space / Sheridan Senior Estates

Date: 2010

Designer: not available

Information: 14 units, two-bedroom attached duplexes with surface parking

Address: 185 S. Sheridan Street, Mt. Angel, Oregon

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Historic Garden Courtyard



Historic garden courtyard; mixed housing types (stacked flats and townhouses) around shared open space; designed for a sloped site, parking is located off-street in subterranean garages / Vista Court

Date: 1926

Owner: not available

Designer: A. E. Doyle

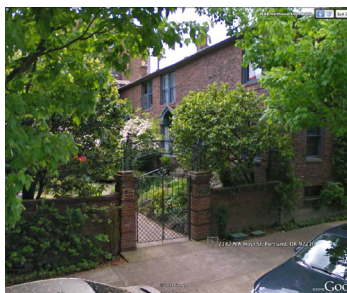
Contractor: not available

Information: 64 units, 640 square feet each, 50 units per acre

Address: 800-864 SW Vista Avenue, Portland, Oregon

Neighborhood: Goose Hollow

Historic Garden Courtyard



Historic garden courtyard, street parking / Rose Court

Date: 1922

Designer: not available

Information: 24 units, 400-450 square feet each

Address: 2182 NW Hoyt Street, Portland, Oregon

Neighborhood: Northwest

HOUSING CHOICES: SELF-GUIDED TOUR

Other Housing Types

Other housing types that don't neatly fit into the other previous categories.

Multi-dwelling + flex



Live-work with surface parking / La Stella

Date: 2004

Designer: FFA

Information: 16 units, 440-915 square feet each, studio, one-bedroom, two bedroom, and live/ work.

Address: 3535 SW Corbett Street, Portland, Oregon

Neighborhood: Corbett-Terwilliger-Lair Hill

Multi-dwelling



Type/ Title: Courtyard + auto court with on-site garage parking / The Lair

Date: 2006

Owner: not available

Designer: Lamb, James, Potestio

Contractor: Don Tankersley

Information: 13 units, 60 units/ acre

Address: 245 SW Meade Street between SW Barbur Blvd and SW Second Avenue, Portland, Oregon

Neighborhood: South Portland

Multi-dwelling + retail



Live-work with street parking / Box and One

Date: 2006

Designer: Kevin Cavanaugh/ FFA

Information: 5 live/ work loft units, 2 commercial retail spaces

Address: 2728 SE Ankeny Street, Portland, Oregon

Neighborhood: Buckman